



FOUR SEASONS HOTEL, WEST BAY FOR ENQUIRIES



Concept & Location

The bustling capital of Qatar, Doha, is one of the fastest growing cities in the region, and proud host to the World Cup in 2022. The city has been rapidly expanding since the beginning of the new millennium, and is today among the most developed and business friendly locations in the world.

The West Bay area in Doha was conceived as a prime location in the capital, offering luxurious, bespoke living with prominent business, leisure and lifestyle spaces in the heart of the city.

The West Bay area development was overseen by the Government of Qatar, and includes many modern buildings, shopping complexes, skyscrapers and luxury hotels. The West Bay Complex Project initially comprised of a new five star hotel in the shape of the Four Seasons Hotel, besides housing a 700 seat ballroom, a clubhouse, 100 berth marina, 20 town houses, two fully furnished apartment towers, one office tower and an exclusive beach.

The project was overseen by His Highness Sheik Hamad Bin Jaber Al Thani, Prime Minister for the State of Qatar.

The crown in the jewel of the Project was the deluxe Four Seasons Hotel which consisted of 18 floors including Royal and Presidential Suites. The hotel was part of a multi-purpose complex that also featured a dedicated residential complex and office complex.

The Four Seasons Hotel was an important milestone for

Qatar's Construction sector, and was a proud showcase of Qatar's ambitions and capabilities. The hotel was the first major hospitality project to be integrated with a centralized Building Management System and utilise a centralized District Cooling plant that consisted of 2 Cooling Plants of 4,000 tons and 2,250 tons each to facilitate the cooling requirements of the hotel complex.

Besides the district cooling plant, the hotel complex also required the construction of a Central fire fighting booster pumps and Domestic Use booster pumps to deliver chilled water for domestic purposes, necessitated by the high temperatures experienced during summer.

From the Electrical point of view, the clients also required a contractor to install an Emergency back- up system consisting of 3.3 kV generators installed centrally. 21 transformers had to be setup at various locations for efficient distribution of electricity.

Qatar were invited by the clients to undertake the complex MEP needs of the Four Seasons Hotel and DSE Qatar successfully carried out the entire scope of works well within time to allow the West Bay area to be inaugurated with much fanfare.

The Four Seasons Hotel is proof of Drake & Scull's regional outreach and a vindication of its talented workforce.



Scope of Work & Innovation

The 4 Seasons hotel was a massive and complex endeavour that required strong planning to carry out the MEP works in an efficient manner. DSE adopted a “Parallel Tracks” approach whereby the Project was divided into 6 modules or areas to facilitate easy allocation of resources and personnel. The 6 modules included:

- The Office tower consisting 28 floors and 20 town houses
- Five star hotel premises consisting 18 floors and the 700 seat ballroom
- Two apartment towers each spanning 22 floors
- Central District Cooling Plant and 3.3kV power backup system along with the domestic water pumps and the fire pumps
- Club House area
- 100 berth Marina complex

To properly execute this unconventional division of site activities, DSE deployed a centralized Building Management System (BMS) to monitor and control equipment used for the project. This helped to monitor and plan the course of action correctly as well as lower the energy consumption and improve resource sustainability.

From a logistical perspective, DSE housed important material and equipment at the on-site facilities, to ensure timely and effective movement of construction material across all project sites. Procurement managers held regular meetings with suppliers and conducted periodical inventory reviews to ensure

constant flow and availability of necessary resources on the six sites.

Progressing on planned lines for six mini projects working in parallel was no easy task, but effective coordination between the various DSE teams and the civil contractors was made possible with the strong communications infrastructure setup in the first phase of construction.

DSE also held regular meetings with the consultants and architects and structural engineers, to undertake periodic reviews of design elements, and DSE’s feedback from the operations point of view was critical in identifying areas of concern and making modifications to the design plan. DSE also reduced the construction time by implementing the execution of MEP works in conjunction with civil works which greatly lowered the project lead time while the building structures were built parallel to each another to realise complete control over ongoing activities.

From a Safety viewpoint, the 4 Seasons Hotel was remarkably free of serious incidents and mishaps and registered minimal loss of time due to injury. At peak activity, the number of DSE personnel on site was as high as 850 people working round the clock, so this achievement becomes all the more impressive when viewed in relation to this.

DSE’s efficient planning and phased operational activities ensured that the launch of the 4 Seasons Hotel went off as planned and introduced the West Bay Area as Qatar’s most prominent landmark.